

# Staff Summary Report



To: Mayor & City Council  
Through: City Manager

Agenda Item Number 26  
Meeting Date: 07/26/01

**SUBJECT:** FIRE STATION NO. 6 #SPD-2001.56

**PREPARED BY:** Hector Tapia, Senior Planner (480-350-8331)

**REVIEWED BY:** Dave Fackler, Development Services Manager (480-350-8333)

**BRIEF:** This is the first public hearing for Fire Station No. 6 and for a 9<sup>th</sup> Amended Preliminary P.A.D. for Centerpoint and a Final P.A.D. including a use permit and one variance at 685 South Ash Avenue.

q-j

**COMMENTS:** **PLANNED DEVELOPMENT (0406)** Hold the first public hearing for **FIRE STATION NO. 6** (City of Tempe, property owner) for a 9<sup>th</sup> Amended Preliminary P.A.D. and a Final P.A.D. including a front yard building setback variance and a use permit located at 685 South Ash Avenue. The following approval is requested from the City of Tempe:

**#SPD-2001.56** 9<sup>th</sup> Amended Preliminary P.A.D. for Centerpoint consisting of 1,426,741 s.f. on 24.16 net acres and a Final P.A.D. for Fire Station No. 6 consisting of 17,400 s.f., two stories building, on 0.65 net acres, located at 685 South Ash Avenue. **(Please see list of use permit and variance on attachment #2.)**

Document Name: 20010726devsrh14

Supporting Documents: Yes

**SUMMARY:** In the mid 1990's, the City of Tempe Fire Department conducted a response time study in which a need for a Downtown Fire Station was determined, due to unacceptable response time to emergency calls. At that time, a response time master plan was developed indicating the need for a North Tempe station, closing station #1 at University Drive and Rural Road, then adding one station along Apache Boulevard, and one at the downtown area. Two of those fire stations are in operation, except for the one at the downtown area. After investigating potential sites in the vicinity of Mill Avenue and University Drive, according to the Fire Department, the subject site under this application appears to be the best location to support existing, the latest growth of commercial, office, and residential developments in the heart of downtown and its surroundings. Staff concurs with that assessment. The use permit and variance appear to be justifiable due to the need for this service and benefit to existing and future developments in the downtown and the vicinity. On July 10, 2001, Planning Commission approved this request on their consent agenda. Staff recommends approval subject to conditions. Up to the time of this report, no public input has been received.

**RECOMMENDATION:** Staff – Approval  
Public – None

- ATTACHMENTS:**
1. List of Attachments
  - 2-3 History & Facts / Description
  4. Comments
  - 5-6 Conditions of Approval
- 
- A. Location Map
  - B. 9<sup>th</sup> Amended Preliminary PAD
  - C. Final PAD for Fire Station
  - D. Conceptual Landscape Plan
  - E. Elevations
  - F. Floor Plan
  - G. Letter of Explanation/Intent
  - H. Presentation/Hearing Schedule
  - I. PAAB Recommendation

## **HISTORY & FACTS:**

<u>June 1985.</u>	The City Council selected University Plaza (now Centerpoint) from among 10 proposals for this downtown redevelopment project.
<u>April 30, 1987.</u>	The City Council approved for DMB Associates (Centerpoint) a zoning change from I-2, General Industrial, R-4 Multi-Family Residence General District and CCD Central Commercial District to CCD Central Commercial District, and a Preliminary P.A.D. with variances and use permits for University Plaza consisting of 1,200,000 s.f. (2,188,850 s.f. including parking garages) on 24.1 net acres a 600 S. Mill Avenue, subject to conditions.
<u>September 17, 1987</u>	The City Council approved for DMB Associates a Final P.A.D. and Site Plan with variances for Centerpoint, Phase I, consisting of 104,441 s.f. on 11.3 net acres, subject to conditions.
<u>December 13, 1990.</u>	The City Council approved for Centerpoint Plaza Limited Partnership a Final PAD for Centerpoint Plaza, Phase II (Chase Manhattan Bank) consisting of 416,162 s.f. on 13.34 net acres subject to conditions.
<u>January 10, 1991.</u>	The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. consisting of 1,200,000 s.f. (2,414,340 s.f. including parking garages) on 22.6 net acres total and a Final P.A.D. for Phase II (Chase Manhattan Bank) consisting of 411,800 s.f. on 9.60 net acres, subject to conditions.
<u>June 27, 1991.</u>	The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. consisting of 1,200,000 s.f. (2,281,495 s.f. including parking garages) on 22.6 net acres total and a Final P.A.D. for Centerpoint Plaza, Phase II (Chase Manhattan Bank) consisting of 324,663 s.f. (1,063,663 s.f. including parking garages) on 6.75 net acres, with variances & use permits, subject to conditions.
<u>May 21, 1992.</u>	The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. for Centerpoint Plaza consisting of 1,194,743 s.f. (2,374,086 s.f. including parking garages) on 22.58 net acres and a Final P.A.D. for Centerpoint Plaza Phase III (retail, theater and restaurant) consisting of 60,870 s.f. (including a use permit to allow parking to be provided based on demand) all subject to conditions.
<u>September 24, 1992.</u>	The City Council approved for Centerpoint Plaza Limited Partnership a site plan, use permit and variance to allow a 9,158 s.f. building expansion of a previously approved 48,000 s.f. theatre/retail /restaurant bldg. - in Bldg. H, subject to conditions.
<u>March 21, 1996.</u>	The City Council approved for Centerpoint Plaza Limited Partnership and DMB Associates, an Amended Preliminary P.A.D. consisting of 2,235,856 s.f. on 22.04 net acres and a Final P.A.D. for Phase IV- Courtyard by Marriott, including a use permit and 3 variances for a 160 -room hotel to be located at 111 West 5th Street, subject to conditions of approval.
<u>April 3, 1996.</u>	The Design Review Board approved the building elevations, site and landscaping plan for Centerpoint's Building "D", subject to 15 conditions.
<u>May 9, 1996.</u>	The City Council approved for Centerpoint Plaza Limited Partnership and DMB Associates, an Amended Preliminary P.A.D. consisting of 2,217,854 s.f. (including parking garages) on 22.04 net acres, and a Final P.A.D. for Phase V- Centerpoint Retail Bldg. "D" consisting of 51,287 s.f. on 2.21 net acres located at 740 South Mill Avenue.

<u>March 17, 1999.</u>	The Design Review Board approved the building elevations, site and landscaping plan for Z-Tejas Grill, subject to conditions.
<u>May 6, 1999.</u>	City Council approved the Final Plan of Development for Z Tejas Grill (formerly known as the Ellingson Warehouse) consisting of 6,639 s.f. of building area and a 920 s.f. outdoor patio area.
<u>May 6, 1999.</u>	City Council approved for Centerpoint an 7 <sup>th</sup> Amended Preliminary Planned Area Development and a Final Plan of Development for the Brown-Strong-Reeve's House, consisting of 1,825 s.f. of building area.
<u>December 12, 2000.</u>	Planning Commission approved this proposal by a 7-0 vote for an 8 <sup>th</sup> Amended Preliminary Planned Area Development mixed use development at 75 West 5 <sup>th</sup> Street.
<u>January 25, 2001.</u>	City Council approved the Centerpoint 8 <sup>th</sup> Amended Preliminary Planned Area Development for Phase VIII for 793,498 s.f. mixed use development, Centerpoint Residential.
<u>February 8, 2001.</u>	City Council voted to reconsider the action taken on January 25, 2001 for Centerpoint residential.
March 22, 2001.	City Council approved the reconsideration for Centerpoint Residential.
July 10, 2001.	Planning Commission approved this request on their consent agenda.

**DESCRIPTION:**

Owner – City of Tempe  
 Applicant – Mark Vinson, City Architect, Jim Gaintner, Fire Dept.  
 Architect – Bruce Scott, HAD Architects & Planners  
 Existing zoning - CCD  
 Total site area – 0.81 net acres  
 Total bldg. area – 17,480 s.f.  
 Lot coverage – 34%  
 Parking required – 18 spaces  
 Total Parking provided – 18 spaces (8 on site, 10 in parking structure)  
 Bicycle parking required – 14 spaces  
 Bicycle parking provided – 14 spaces  
 Landscaping – 17%

Use Permits:

Allow a 17,400 s.f. fire station in the CCD Zoning District.

Variance

Reduce the minimum required front yard building setback from 10' to 0' in the CCD Zoning District.

**COMMENTS:** In the mid 1990's, the City of Tempe Fire Department conducted a response time study in which a need for a Downtown Fire Station was determined due to unacceptable response time to emergency calls. At that time, a response time master plan was developed indicating the need for a North Tempe station, closing station #1 at University Drive and Rural Road, then adding one station along Apache Boulevard, and one at the downtown area. Two of those are in operation, except for the one at the downtown area.

After investigating potential sites in the vicinity of Mill Avenue and University Drive, according to the Fire Department, the subject site under this application appears to be the best location to support existing and the latest growth of commercial, office, and residential developments in the heart of downtown. Planning and Redevelopment staff concurs with that assessment.

On July 11, 2001, Redevelopment staff and the architect for the Downtown Tempe Fire Station No. 6 presented this proposal to the Northwest Tempe Planning Area Advisory Board. The Board supported this proposal on a 9-0 vote.

The use permit and variance appear to be justifiable due to the need for this service and benefit to existing and future developments in the downtown and the vicinity. On July 10, 2001, Planning Commission approved this request on their consent agenda. Staff recommends approval subject to conditions. Besides the PAAB input to this case, no other public input has been received.

**RECOMMENDATION: Approval**

**REASON(S) FOR**

- APPROVAL:**
1. The proposed Fire Station should meet the needs of the downtown area plus the downtown's surrounding neighborhoods.
  2. The requested variances and use permit should not be detrimental to adjacent existing property, surrounding businesses, or the neighborhood in general.

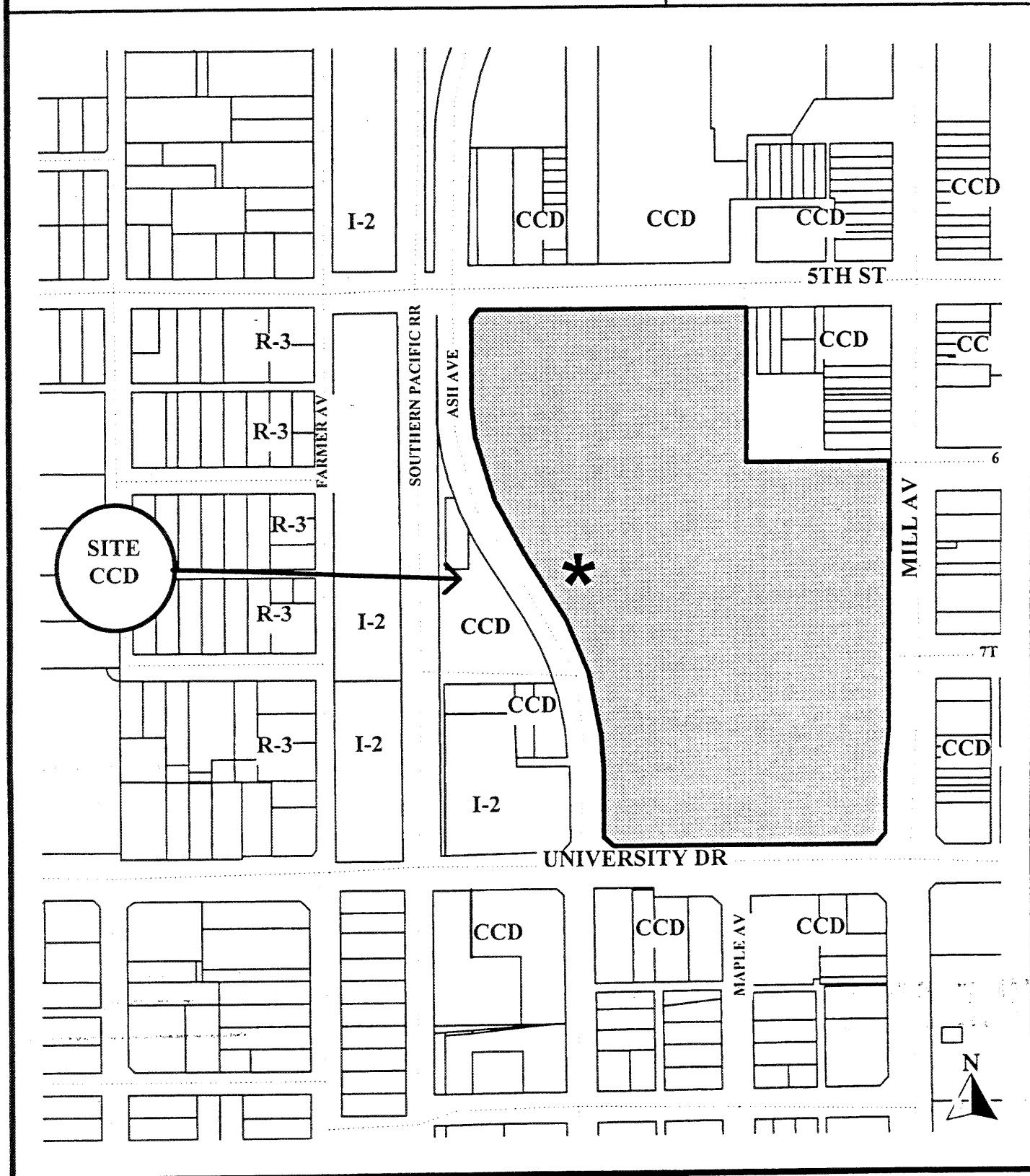
**CONDITION(S)  
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
  - (1) Water lines and fire hydrants
  - (2) Sewer lines
  - (3) Storm drains.
  - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
  - (1) Water and sewer development fees.
  - (2) Water and/or sewer participation charges.
  - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. The Public Works Department shall approve any phasing.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. Future property lines without the prior approval of the City of Tempe may create no variances.
4. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or the variances and use permit shall be deemed null and void.
5. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.

6. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
7. The Design Review Board prior to City Council approval shall approve this plan.
8. The Preliminary and Final PAD shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. The Planning Division staff prior to recordation shall review details of the document format.

# DOWNTOWN FIRE STATION

SPD-2001.56



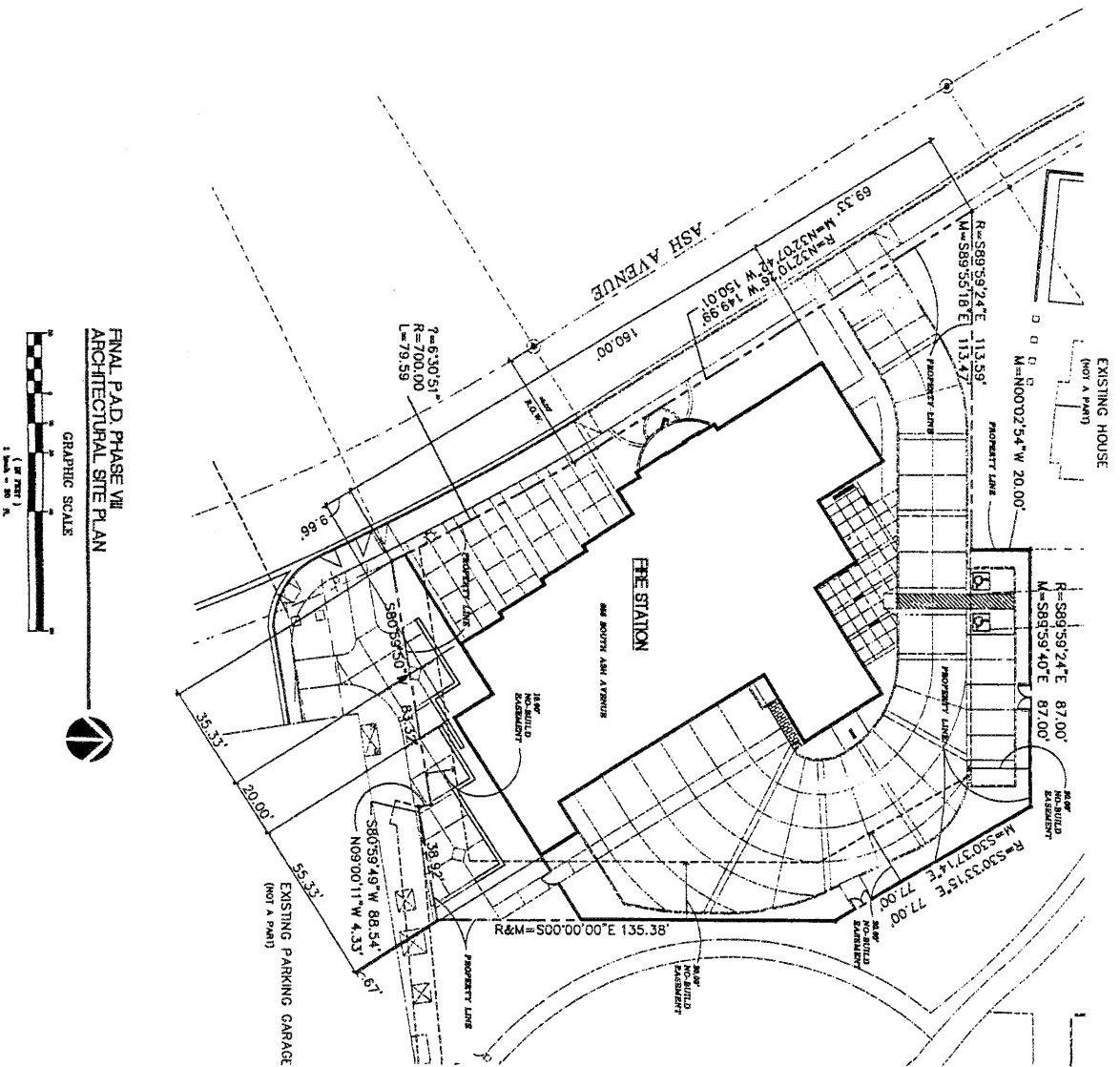
Location Map SEE OTHER SIDE FOR MORE INFORMATION

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# FINAL P.A.D., CENTERPOINT, PHASE VIII FOR DOWNTOWN FIRE STATION NO.6

## A Portion of the SW 1/4 Section 15, Township 1 North, Range 4, East of the Gila and Salt River Base, Arizona



**PROJECT DATA**

**OWNER:** CITY OF TEMPE  
31 EAST 5TH STREET  
TEMPE, ARIZONA

**ARCHITECT:** HDA ARCHITECTS, LLC  
458 NORTH GILBERT ROAD,  
SUITE C-200  
DOWNTOWN, ARIZONA

**PROJECT ADDRESS:** 655 SOUTH ASH AVENUE  
TEMPE, ARIZONA

**CONSTRUCTION CODE:** 1984 UNIFORM BUILDING CODE  
1981 UNIFORM MECHANICAL CODE  
1981 UNIFORM PLUMBING CODE  
1984 UNIFORM FIRE CODE

**CONSTRUCTION TYPE:** TYPE V-A KITS

**SITE INFORMATION:**  
PARCEL SIZE: 35,400 GROSS S.F. 28,400 NET S.F.  
SETBACKS: FRONT - 25 FT.  
SIDES - 10 FT.  
REAR - 15 FT.  
ZONING: C20 DISTRICT  
BUILDING AREA: 12,125 S.F. (GROUND LEVEL)  
LOT COVERAGE: 12,125 S.F. / 28,400 S.F. = 43%  
(40% ALLOWABLE)  
BUILDING HEIGHT: 34' x 135' ALLOWABLE  
NUMBER OF STORIES: 2  
AUTOMATIC EXTINGUISHING SYSTEM: YES  
FIRE DEPARTMENT REQUIREMENTS: 8 SPACES PROVIDED ON-SITE.  
SPACES PROVIDED IN ADJACENT PARKING STRUCTURE THROUGH AGREEMENT BETWEEN THE CITY OF TEMPE AND CENTERPOINT DEVELOPMENT.  
BOTTLE PARKING: 1/7500 S.F. = 7 SPACES  
LANDSCAPE COVERAGE: 70% S.F. REQUIRED (4272 S.F. REQUIRED)  
REFUSE ENCLOSURE: CITY OF TEMPE HAS AN AGREEMENT WITH CENTERPOINT DEVELOPMENT TO PROVIDE REFUSE CONTAINERS (FOR FIRE STATION SITE) PROVIDED FOR WORK WAGON.

**CITY OF TEMPE - FIRE STATION NO. 6**

**VICINITY MAP**

**GRAPHIC SCALE**

**FINAL P.A.D. PHASE VIII**

**ARCHITECTURAL SITE PLAN**

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# LANDSCAPE SCHEDULE

SYMBOL BOTANICAL NAME COMMON NAME SIZE

## CANOPY SHADE TREES

Existing trees Existing trees

Quercus virginiana Heritage Oak

Propagula chilensis Chislen Mesquite

## SMALL ACCENT TREES

Prunus sp. Prunus

## LARGE ACCENT SHRUBS

Lagerstroemia indica Crape Myrtle  
Panicum polyanthum Pomegranate  
Rhus copallina Sugar Bush

## MEDIUM SMALL ACCENT SHRUBS

Calliandra eriophylla Pink Fairy Duster  
Justicia spicigera Mexican Honeycucule  
Leucophyllum frutescens Green Cloud  
Salvia greggii Autumn Sage

## ACCENTS

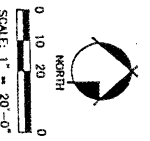
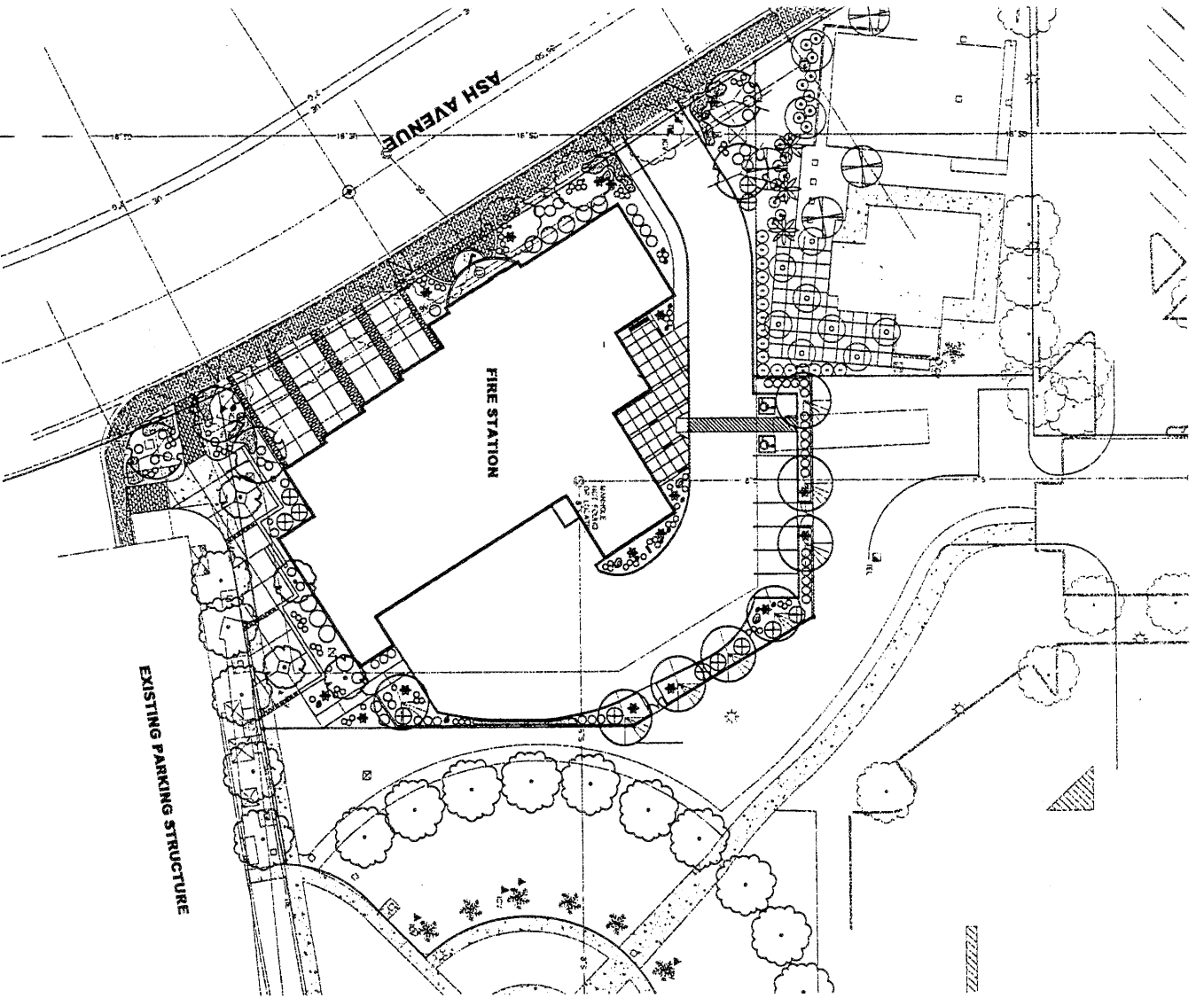
Agave westeri Smooth-edged Agave  
Pennisetum setosum Firecracker Pennisetum  
Pennisetum purpureum Parry's Pennisetum

## VINES

Bougainvillea sp. Bougainvillea  
Clematis flammula Common Trumpet Creeper  
Mentzelia laevis Yellow Morning Glory Vine

## GROUNDCOVERS

Hymenocallis uicula Angelito Daisy  
Zephyranthes sp. Reith Lily  
Decomposed Granite 3/8" - "Desert Gold"  
Native Boulder Surface Select Granite



OLSON ASSOCIATES  
LANDSCAPE ARCHITECTS  
TRANSPORTATION-CIVIL-ARCHITECTURAL-INTERIOR-DESIGN  
7000 West 10th Avenue, Suite 100, Denver, CO 80202  
TEL: (303) 733-1234 FAX: (303) 733-1235  
E-MAIL: info@olsonassociates.com

Sheet No.  
L101



HDA Architects & Planners  
459 N. Gilbert Road, Suite C-200, GILBERT, AZ 85234  
TEL: (480) 539 8800 FAX: (480) 539 8808  
PLANTING PLAN

SCHEMATIC  
SET

DATE: 06/25/01  
BY: JLD  
CHECKED: JLD  
APPROVED: JLD

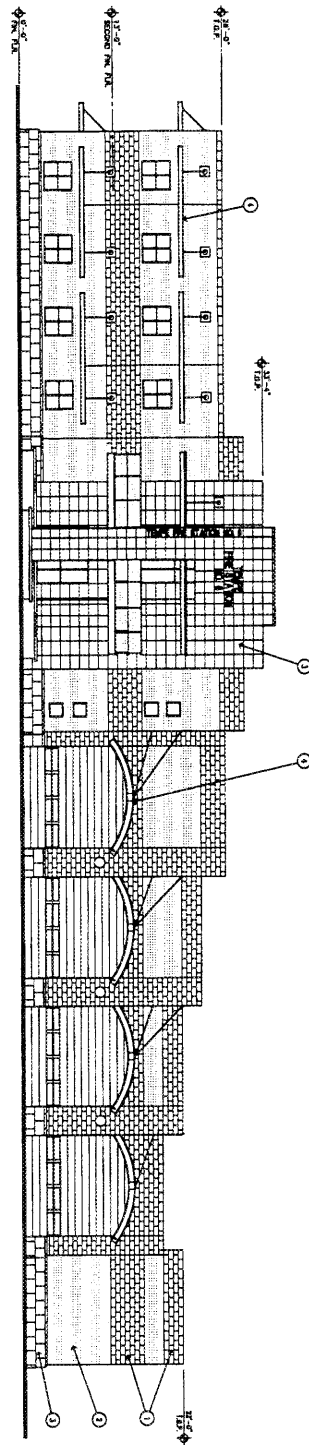


DOWNTOWN FIRE STATION NO. 6  
CITY OF TEMPE  
TEMPE, AZ



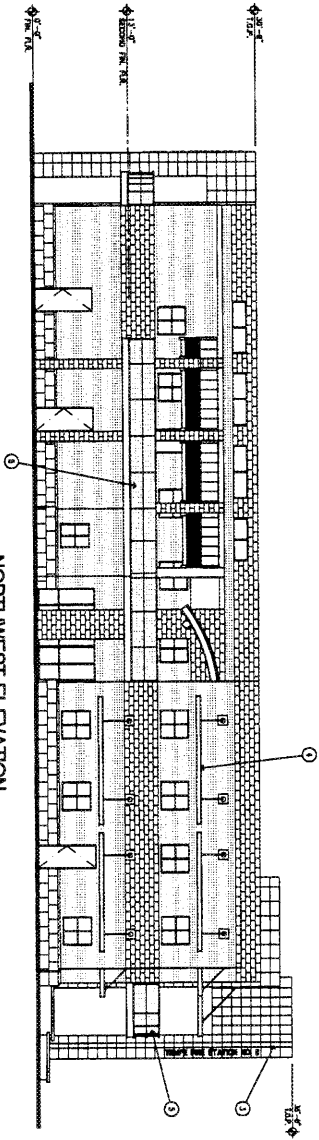
SPD-2001.56

JUN 25 2001



**SOUTHWEST ELEVATION**

SCALE: 1/8" = 1'-0"



**NORTHWEST ELEVATION**

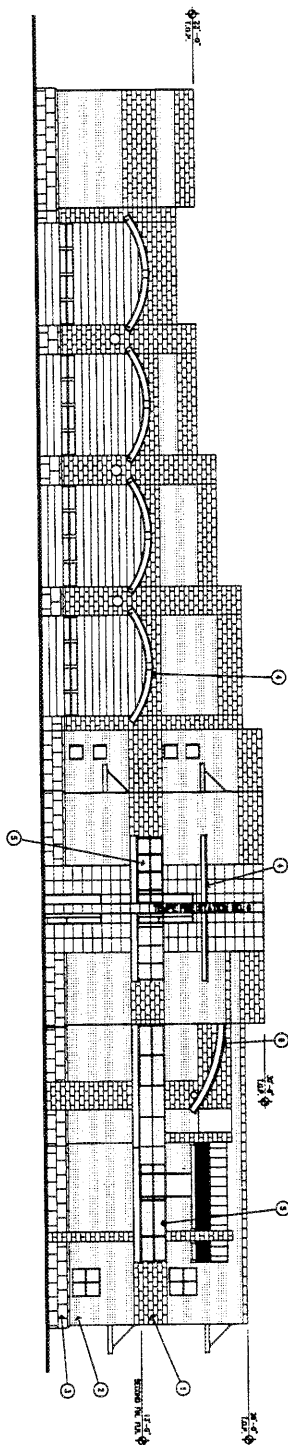
SCALE: 1/8" = 1'-0"

**NOTES**

1. 8 X 8 X 18 GRADING FACE MASONRY, INTERIOR "TRANSITION PLATE" MASONRY, WHITE.
2. 8 X 8 X 18 GRADING BRICK, PINKISH WHITE.
3. 4 X 4 X 24 GRADING FACE MASONRY, INTERIOR "TRANSITION PLATE" MASONRY, WHITE.
4. STEEL CANOPY.
5. PAINTED STEEL RAILING.

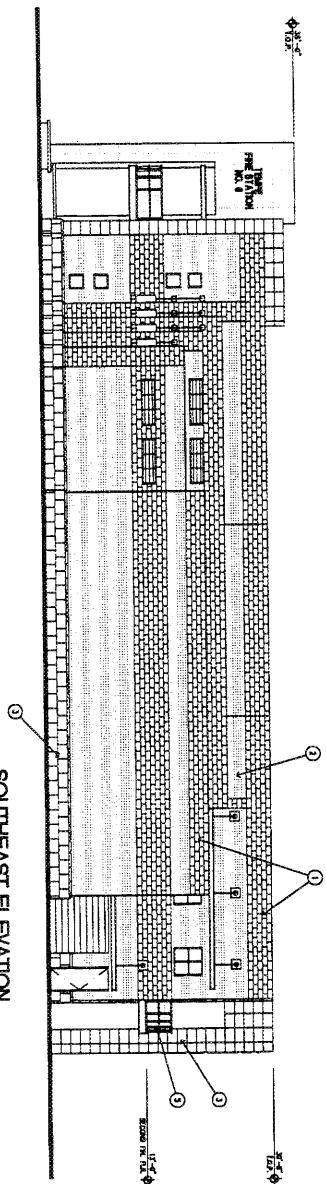
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NORTHEAST ELEVATION

SCALE 1/8" = 1'-0"



SOUTHEAST ELEVATION

SCALE 1/8" = 1'-0"

NOTES

1. 8 X 8 X 18 GROUND FACE MASONRY, INTERMEDIATE THICKNESS PLUS MASONRY
2. 12 X 12 X 18 GROUND FACE MASONRY, INTERMEDIATE THICKNESS PLUS MASONRY
3. 4 X 12 X 18 GROUND FACE MASONRY, INTERMEDIATE THICKNESS PLUS MASONRY
4. STEEL CANOPY
5. PAINTED STEEL RAILING
6. METAL ROOF

E,



DOWNTOWN FIRE STATION NO. 6  
CITY OF TEMPE  
TEMPE, AZ



SCHEMATIC  
SET

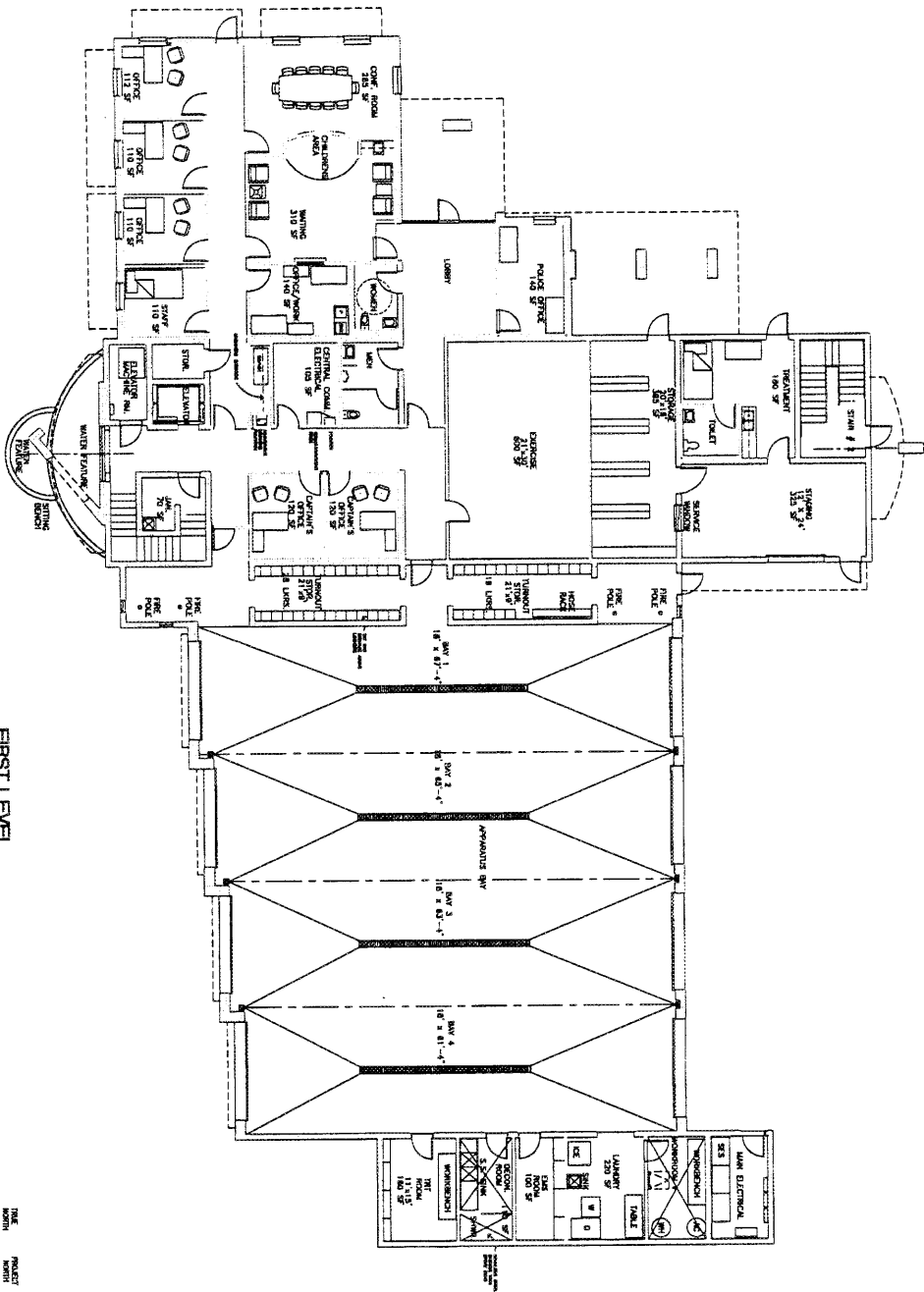
HDA Architects & Planners  
459 N. Gilbert Road, Suite C-300, GILBERT, AZ 85234  
TEL: (480) 539 8800 FAX: (480) 539 8608  
BUILDING ELEVATIONS



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SPD-2001.56

JUN 25 2001



FIRST LEVEL  
 FLOOR PLAN

SCALE: 1/8" = 1'-0"

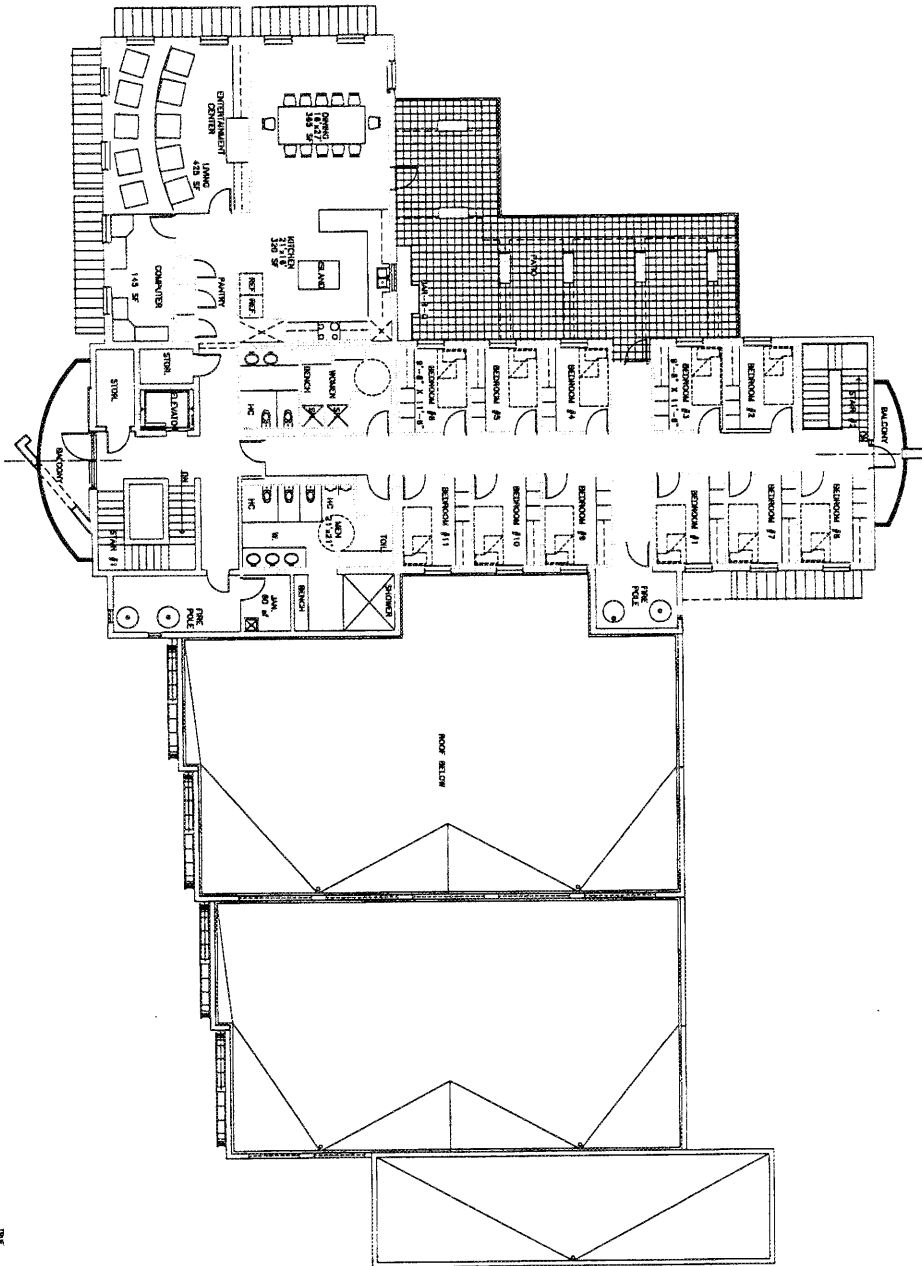


SPD-2001.56

JUN 25 2007

NOTES

F,



SECOND LEVEL  
 FLOOR PLAN

SCALE: 1/8" = 1'-0"



SPD-2001.56

JUN 25 2001

NOTES

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A202

## Tapia, Hector

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**From:** Vinson, Mark  
**Sent:** Wednesday, June 27, 2001 9:16 AM  
**To:** Tapia, Hector  
**Cc:** Gaintner, Jim; Wise, Joseph  
**Subject:** Fire Station

Hector:

Per your request for background info on the fire station location, for the P&Z staff report...

*The need for a downtown fire station was determined as a result of a response time study the fire dept. commissioned in the mid-90-'s. At that time, Tempe had only one station for downtown, ASU, the Apache Blvd. area and North Tempe, causing unacceptable response times to emergency calls in several areas. A master plan was developed which called for the construction of a North Tempe station and the splitting of Station 1 (University east of Rural) into 2 locations: One on Apache, somewhere between Rural and Price, and one in the downtown/ASU vicinity. The north Tempe and Apache Blvd. Stations have now been constructed, leaving only construction of the downtown/ASU station necessary to complete the master plan.*

*The specific site was chosen after investigating a number of potential sites on either side of University Dr. and on either side of Mill Ave. Various factors, from traffic concerns to land acquisition difficulties, led to the elimination of the other potential sites. The proposed site on Ash Avenue allows for easy access to the north and south with relatively few traffic problems. Also, it is convenient to the downtown and ASU campus.*

*Construction of this station will also help to accomplish another redevelopment goal: it will free-up the existing Station 1 on University, east of Rural, to allow for the possible relocation of the Salvation Army or National Guard, thus creating a new redevelopment site in the downtown.*

*Realizing that the proposed location differs from those of other fire stations, in that it is in an urban setting, between modern and historic buildings, on a very tight site and will be highly visible from all 4 sides as well as from above, great care has been taken in the planning and design of the facility to ensure that it responds to its context.*

If you need anything else, let me know.

G

15 June 2001  
Downtown Fire Station

H

## PRESENTATION/HEARING SCHEDULE

<i>date</i>	<i>day</i>	<i>time</i>	<i>board/commission</i>	<i>location</i>	<i>remarks</i>
20 Jun	Wed	7:00 PM	Design Review Board -- preliminary	Council chambers	colored schematics on boards
10 Jul	Tue	6:00 PM	P + Z Commission -- pre+regular sessions	Council chambers (pre-session: DS conf rm)	PAD format site plan & Centerpoint plan per std. format <b>submittal date: ASAP</b>
11 Jul	Wed	6:30 PM	NW Tempe PAAB	Public Works conf rm	colored schematics on boards (emphasis on walkway @ S)
18 Jul	Wed	7:30 AM	DTC Design + Planning Committee	DTC office 660 bldg. Centerpoint	colored schematics on boards
18 Jul	Wed	7:00 PM	Design Review Board	Council chambers	<b>submittal date: 3 July</b> (requirements per application package)
22 Jul	Fri	3:30 PM	DMB (Becky White) & MCW	DTC office 660 Bldg. Centerpoint	colored schematics on boards + detailed site plan
19 Jul	Thu	7:30 PM	Council Intro	Council chambers	no presentation (P+Z materials will be used)
26 Jul	Thu	7:30 PM	Council 1 <sup>st</sup> Public Hearing	Council chambers	
9 Aug	Thu	7:30 PM	Council 2 <sup>nd</sup> final Public Hearing	Council chambers	presentation of colored schematic boards

# RECOMMENDATION



## NORTHWEST TEMPE Planning Area Advisory Board

Appointed by Mayor Giuliano in 1999, the Northwest Tempe Planning Area Advisory Board seeks neighborhood sustainability by establishing policies that enhance valuable housing stock and encourage responsive and responsible development that preserves and enhances local heritage and character while fostering livability.

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**project:** 685 S. Ash Avenue

**applicant:** Bruce Scott, HDA Architects

**meeting date:** 11 July 2001

**to:** Fred Brittingham, Planning Director  
Bill Kersbergen, Principal Planner, Design Review  
Steve Venker, Principal Planner, Planning + Zoning  
Jim Peterson, Hearing Officer/Board of Adjustment

**cc:** Roy Hoyt, PAAB Chair  
Bonnie Richardson, Neighborhood Planning Manager

**staff contact:** Eric Hansen, Community Design + Development Div.  
Ryan Levesque, Community Design + Development Div.

**description:** Downtown Tempe Fire Station No.6

## RECOMMENDATION

The Northwest Tempe Planning Area Advisory Board support project as proposed. (9-0 vote)

- ◆ Visitor parking is provided on-site. Employees will park in the existing parking structure.
- ◆ University and Ash intersection: An opticom device will be provided to stop all traffic for emergency exit of fire trucks. Fire trucks will only use Ash Avenue if the emergency call is within that neighborhood.
- ◆ Suggest the use of clay brick, rather than proposed concrete brick, for quality and aesthetics.
- ◆ Provide adequate bike parking on-site. Utilize the south portion of the property to accommodate pedestrians and bicyclists to co-exist.